

**FY 2007-08**  
**CalPERS Headquarters Building Account**  
**Budget/Income/Expenditure Summary**  
**Operating and Non-Operating Expenditures**  
**Through First Quarter**

Attachment 7

	Budget	Expenditures	% of Budget Expended	Encumbrance Balance	Encumbrance+ Expenditures	% of Budget Encumbered + Expended
<b>OPERATING EXPENSES:</b>						
Utilities	\$ 2,640,256	\$ 25,823	1.0%	\$ -	\$ 25,823	1.0%
Taxes	13,860	-	0.0%	-	-	0.0%
Waste Removal	28,290	211	0.7%	-	211	0.7%
Engineering	2,088,342	153,398	7.3%	-	153,398	7.3%
Electrical	135,060	4,618	3.4%	-	4,618	3.4%
HVAC	165,706	18,982	11.5%	-	18,982	11.5%
Plumbing	32,700	2,484	7.6%	-	2,484	7.6%
Elevator/Escalator	164,620	12,552	7.6%	-	12,552	7.6%
Janitorial	2,456,005	166,173	6.8%	-	166,173	6.8%
Landscaping	736,424	56,613	7.7%	-	56,613	7.7%
Garage/Parking	238,008	18,131	7.6%	-	18,131	7.6%
General Maintenance	310,371	2,755	0.9%	-	2,755	0.9%
Security	1,929,588	145,176	7.5%	-	145,176	7.5%
Fire and Life Safety	85,195	3,227	3.8%	-	3,227	3.8%
Green Building Programs	249,740	-	0.0%	-	-	0.0%
Management Fees	231,600	19,300	8.3%	-	19,300	8.3%
Administration	736,801	69,737	9.5%	-	69,737	9.5%
Cafeteria/Catering	485,663	36,397	7.5%	-	36,397	7.5%
Child Care Center	3,600	78	2.2%	-	78	2.2%
Building Management System	-	-	0.0%	-	-	0.0%
Total LPBA Operating Expenditures	12,731,829	735,655	5.8%	-	735,655	5.8%
<b>NON-LPBA OPERATING EXPENSES</b>						
Non-Building Expenses	339,185	15,378	4.5%	-	15,378	4.5%
Off-Site Expenses	259,896	20,287	7.8%	-	20,287	7.8%
Sun Center Expenses	315,948	13,422	4.2%	-	13,422	4.2%
Total Non-LPBA Operating Expenditures	915,029	49,088	5.4%	-	49,088	5.4%
Total Operating Expenditures	13,646,858	784,743	5.8%	-	784,743	5.8%
<b>NON-OPERATING EXPENSES:</b>						
<b>Owner Improvements:</b>						
Outside Services	406,000	11,324	2.8%	-	11,324	2.8%
Materials/Supplies	177,470	33,821	19.1%	-	33,821	19.1%
Install/Reconfigure	325,000	18,452	5.7%	-	18,452	5.7%
Wire Plant/Voice & Data	1,770,254	33,006	1.9%	-	33,006	1.9%
Misc Owner Improvements	2,610,000	1,395	0.1%	-	1,395	0.1%
Total Owner Improvements	5,288,724	97,999	1.9%	-	97,999	1.9%
<b>Building Improvements:</b>						
Outside Services	1,731,800	-	0.0%	-	-	0.0%
Materials/Supplies	20,400	2,047	10.0%	-	2,047	10.0%
R Street Project (LP Upgrades)	2,734,000	8,534	0.3%	-	8,534	0.3%
Misc Tenant Improvements	2,653,162	65,049	2.5%	-	65,049	2.5%
Misc Building Improvements	3,853,352	48,988	1.3%	-	48,988	1.3%
Total Building Improvements	10,992,714	124,619	1.1%	-	124,619	1.1%
<b>Other Expenditures:</b>						
Expand Building Capital	2,088,000	78,205	3.7%	1,145,431	1,223,636	58.6%
Telecommunication	3,351,114	316,218	9.4%	1,827,514	2,143,732	64.0%
Shuttle Service	43,000	-	0.0%	-	-	0.0%
R Street Relocation	-	(110,115)	0.0%	-	(110,115)	0.0%
Insurance	1,209,000	-	0.0%	-	-	0.0%
Fire and Life Safety	10,000	-	0.0%	-	-	0.0%
Total Other Expenses	6,701,114	284,308	4.2%	2,972,945	3,257,253	48.6%
Total Non-Operating Expenses	22,982,552	506,925	2.2%	2,972,945	3,479,871	15.1%
<b>TOTAL EXPENSES</b>	<b>\$ 36,629,410</b>	<b>\$ 1,291,668</b>	<b>3.5%</b>	<b>\$ 2,972,945</b>	<b>\$ 4,264,613</b>	<b>11.6%</b>

Note: Reflects expenditures through July 31, 2007